## Real Estate Market News and Comment

## **Builders Happy**

Through Drop in

Material Prices

Cement Lowered 55 Cents a

Barrel; National Building
Bank Discussed to Relieve
Present Loan System

Government, banking, manufacturing and distributing interests are merging their influences to bring about a quick revisal of building sconstruction, according to the Dow service daily building reports to-day.

Federal pressure on building material price commodities resulted last week in a 55-cent drop in the prices of Portland cement delivered in New York. At the same time price adjustments in many other supplemental lines became effective, all with the one object of putting the building construction cost factor within the reacher of the investor, Simultaneously United States Senator William M. Calder, with the coeperation of Justus Slater, jr., the building economist; Major Frederick Hyde, of the American Bankers Association; M. W. Harrison, of the savings bank section of the same association; M. W. Harrison, of the savings bank section of the same association; M. W. Harrison, of the savings bank section of the same association; M. W. Harrison, of the savings bank section of the same association; M. W. Harrison, of the savings bank section of the same association; M. W. Harrison, of the savings bank section of the same association; M. W. Harrison, of the savings bank section of the same association; M. W. Harrison, of the savings bank section of the same association; M. W. Harrison, of the savings bank section of the same association; M. W. Harrison, of the savings bank section of the same association; M. W. Harrison, of the savings bank section of the same association; M. W. Harrison, of the savings bank section of the same association; M. W. Harrison, of the savings bank section of the same association; M. W. Harrison, of the savings bank section of the same association; M. W. Harrison, of the savings bank section of the same association; M. W. Harrison, of the savings bank section of the same association; M. W. Harrison, of the savings bank section of the same association; M. Association; M. W. Harrison, of the savings bank section of the same association; important officials of the Federal Passerve Bank and Franklin T. eral Reserve Bank and Franklin T. Miller, supervising director of the 56th Street Flats to United States Department of Labor, liscussed the matter of the immediate bank, to be operated under the existing banking laws and as a part of the Federal Reserve banking system, through which greatly improved facilities might be provided for the removal of restrictive features of the present building loan system, not only for the present emergency, but to place building financing on a definite basis such as is provided by other forms of commercial banking. establishment of a national building

Conferences to Bring About Bank Conferences were held on Saturday morning with the purpose of bringing about an immediate realization of this important factor in the building industry, prior to which it was explained that the proposal is in no sense a real dustry, prior to which it was explained that the proposal is in no sense a real estate bank, as the purposes of the institution which probably will be established are not allied with the real estate market or its development in any way, it merely being an official established government branch of the Federal Reserve system whereby temporary loans on well-secured building operations may be obtained without excessive fees for various brokers. Senator Calder and Mr. Slater believe that with the establishment of this functionary in the building industry the principal factor of delay in building construction will be immediately eliminated.

Apartment Is Sold

William B. May & Co. and R. O.
Luqueer have sold the seven story
system could not be perfected under
the present banking laws and if legislation would have to be awaited betemergency will have passed and the
benefits to be derived from removing
the present stringency of temporary
building loan money would be nil. It
has been necessary, therefore, to obtain the indorsement of important organizations in the project, and among
others that have taken it under active
consideration are the Merchants' Association, the Chamber of Commerce and
several important building interests.
It has been learned that the present
banking laws and war emergency
measures give ample powers for the
cstablishment of such an institution
without awaiting the enactment of special laws.

Apartment Is Sold
William B. May & Co. and R. O.
Luqueer have sold the seven story
apartment at the southeast corner of or
St. Nicholas Avenue and 125th Street
for the Cameron Apartment Comuany
apartment at the southeast corner of a residence for himself there.

Add to Boulevard Plot

The Crotona Realty Company has
sold to Philip Rosen the lot, 25x100, on
Southern Boulevard, 275 feet north of
172d Street. The purchaser owns the
adjoining garage, on a lot 50x100, and
intends to improve the lot with a building which will combine an automobile
repair shop and a six room apartment.

W. G. Brady, Jr., Buys

Dwelling in Greenacres
Fish & Marvin have sold for the
Scarsdale Construction Company Fairholm, in the Greenacres section, to
William Gage Brady, jr., vice-president of the National City Bank, New

Portland Cement Drops 55 Cents R. B. Stuart Buys in Montclair dent of th F. M. Crawley & Brothers, of Montbuilding work to get started at once, the building material dealers of New York decided this week to give the customers the benefit of the price cut in Portland cement that was arranged with the Industrial Board at Washington. There was a drop of 15 cents a barrel in Portland cement and a change in the rebate price on empty bags. This latter factor does not affect the consumer, it being merely a brookkeeping charge between the dealer and the manufacturer. The drop of interest to the consumer, therefore, amounts to 15 cents mill, which works out to a reduction of 55 cents a barrel, a price shrinkage that is held to be artificial, especially since manufacturing costs probably have not reached their high level and the potential demand is much greater than the present market indicates. One important manufacturer of cement, by way of illustration, sent orders to his plant on Saturday to push production to full capacity. The present price of Portland cement in this market, therefore, To halp meet the increasing demand for new construction and to permit apacity. The present price of Port-and cement in this market, therefore, REAL ESTATE

NEW YORK STATE

Commuters!

Howard Goldsmith, 63 Park Row

LONG ISLAND

BUY YOUR HOME SITES will build for you now or when us to suit. Titles guaranteed, 30 The will build for you now or when ready, arms to suit. Titles guaranteed, 30 minutes from N. Y. Little Neck and Manhasset.

JOHN M. RIEHLE, 68 William St.

NEW JERSEY

At Ridgewood, N. J. HOMES

LONG BRANCH, N. J.

The ideal summer resort. Send for Booklet. MARSHALL WOOLLEY, Mayor Long Branch, N. J. condition, steam heat; cheap. EARLE, Ridgewood, N. J. EDWIN

VERDNA, N. J.—Sunnywood Heights; 9-room house reception hall; hardwood floors; beam cellin comer terrace; convenient to train and troil \$8,500, Immediate occupancy, AA, Box 5, Tribu

is \$3.25 a barrel, delivered, as against Takes Another Block in \$3.80 a week ago.

L. & A. Pincus have purchased from the Park Realty Corporation the two five-story apartment houses at 334-336 West Fifty-sixth Street, on a plot 50x100, which they will convert into suites of three and four rooms. This was an all cash transaction over the first mortgage. Goodale, Perry & Dwight represented the sellers and "Charles Meyers" the purchasers.

dwelling at 120 West Eleventh Street dwelling at 120 West Eleventh Street for the Rhinelander Real Estate Company to N. S. Lamb, the dwelling at 151 West Thirteenth Street to Nellie McDonald, the dwelling at 131 West Thirteenth Street to Elsie Siebs, the dwelling at 325 West Eighteenth Street to Sylvain Van de Wouwer for a term of years and the dwelling at 263 West Eleventh Street to Hamilton Wood for five years.

five years.

Pease & Elliman have leased for Miss Alice Kauser to Charles Doll the dwelling at 146 East Thirty-seventh Street, between Lexington and Third

F. M. Crawley & Brothers, of Mont-clair, have sold for Elbridge C. Sewall his residence on the South Side of Melrose Place, near Clinton Avenue, Montclair, to Rodney B. Stuart. The house, which is of Colonial design, contains eleven rooms, three bath-rooms and solarium. There is also a garage on the premises. The prop-

Sells Grand View House Howard Goldsmith has sold for Eliza

Providence Man Sells Flat Shaw & Co. have sold 55 East 131st Street, a five-story triple flat, on lot 25x100, for Henry T. Molter, of Providence, R. I., to Rose de Canio for investment.

Cruikshank Sells on Third Ave. DAY La Covert has sold for James Cruik-shank the five-story flat at 1759 Third Avenue to Annie Josefsthal.

Satisfied Mortgages

Manhattan

the Burnside Avenue Realty Corporation the block front on the south side of Burnside Avenue, from Morris to Walton Avenue, comprising over tenlots. B. H. Weisker was the broker. The property is zoned for business and is one block from the subway station at Burnside Avenue and Jerome Avenue. The same purchaser bought the block front to the east, between Morris and Creston avenue, as reported in last Street and 243 and 245 East 123d

during the entire months and February combined.

et Flats to

Bring Larger Return

Places have numbered from the policy of they now occupy.

This latest purchase gives them a plot 100x100 on 125th Street, between Eighth and St. Nicholas avenues. As soon as plans are completed they intend to remodel the fifty-foot frontage just purchased.

he Park Realty Corporation the two vestory apartment houses at 334-336 Vest Fifty-sixth Street, on a plot 0x100, which they will convert into nites of three and four rooms. This was an all cash transaction over the irst mortgage. Goodale, Perry & Dwight represented the sellers and Charles Meyers" the purchasers.

Dwelling Houses Rented

The Duross Company has leased the dwelling at 120 West Eleventh Street to Mrs. C. T. Greeley, and at 309 West Ninety-ninth Street, to Walter A. Mandelberg. Tenants for Apartments

Seventh Ave. Tenements Sold A corporation now forming has bought for investment the three fourstory tenement houses at 328 to 332 Seventh Avenue, occupying a combined site 74x100, about midway between Twenty-eighth and Twenty-ninth streets. The property was sold by Felix M. Warburg and others, as trustees for an estate.

Another Larchmont Site

Taken for Development 125th Street Corner

Apartment Is Sold

William B. May & Co. and R. O.
Luqueer have sold the seven story
apartment at the southeast corner of
St. Nicholas Avenue and 125th Street

Fish & Marvin have sold for the Scarsdale Construction Company Fair-holm, in the Greenacres section, to William Gage Brady, jr., vice-presi-dent of the National City Bank, New York City.

Assignments of Mortgages Manhattan

Norwalk Conf., as: 515,099
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Manhattan

Loft Near Auction Room

To Be Sold Under Hammer Loft buildings, apartments, tene-ments and private houses are included By order of V. Everit Macy, trustee, the tenements at 339, 341, 3414 West Forty-first Street, 213 East Seventy-third Street and 243 and 245 East 123d Street will be sold.

Keet will be sold.

An executor's sale for the estate of J. H. Zur Lage at 44 Gold Street, extending through to Ryder's Alley, a five-story loft, and 108 Vesey Street, and the stone tenements at the northwest corner of East Twenty-second Street and Seventy brick tenement and is located seventy feet east of Hudson Street.

It was acquired by Joshua Brush from Robert M. Livingston in 1826. Brooklyn; a three-story frame dwelling from Robert M. Livingston in 1826. street, a four-story double tendered and store, and four four-story brick and store, and four four-story brick and store flats at 88-94 Decatur Street, to M. H. Sornand store flats at 88-94 Decatur Street, and store flats at 88-94 Decatur Street, to M. H. Sornand street to Selwyn Waist Communication of the corner of Broadway and Carman Avenue, Cedarhurst, L. I., besides a three-story frame dwelling on Central Avenue, near Wood's Lane, Woodmere, Avenue, near Wood's Lane, Woodmere, Street to Selwyn Waist Communication and four baths.

Porter & Co. have leased a language and basement at 68 West 125th Street.

Heil & Stern have leased the eighth floor at 258-260 Fifth Avenue to Jonasson Ahrens & Co.; the fifth floor at 11-13 West Thirty-second Street to Ettenson Zalud & Co., and the fifteenth floor in Masonic Building at 71 West Twentharles F. Noyes Company has leased the north store of the north

The Charles F. Noyes Company has been appointed agent by Frank J. Heaney for the eleven story fireproof building recently purchased by Mr. Heaney and his associates at 474-476 Brondway and 38 Crosby Street. The Noyes company has also been appointed renting agent of 491-493 Broadway and 446 Broome Street, recently purchased by Harry Aaronson, a twelve story building.

The Cooley Realty Company has sold for George L. Close his residence at 47 Clinton Place, Mount Vernon, N. Y., to Walter F. Brown, of this city. Mr. Brown will occupy the house after making extensive improvements.

The Cooley Company also leased for Waldo G. Fay estate the residence at 128 Corona Avenue, Pelham Heights, to Arthur V. Smith, of Summit, N. J., for a term.

Women Brokers Sell Cottage Misses Nash and Kennedy have sold to Miss Annie Sayre Thompson the English style residence on Norwood Avenue. Edgemont, owned by William Wsley White. The property was held at \$15,500. They have also rented a furnished home on Circle Road for the summer to DeWitt Millhauser, of Speyer & Co.

Runk Opens Real Estate Office

George S. Runk, vice-president of the Rocky Crest Realty Company, has opened a real estate and brokerage business in the Yorkville Bank Build-ing, at Third-Avenue and Eighty-fifth

Corona Corner Buyer

Nathan Weiss, successor to Jacob Weiss, has sold the two buildings at northwest corner of Jackson Avenue and Fortieth Street, Corona, Long Island, for W. C. Frank to V. Lanza.

Tompkinsville House Sold Moffatt & Schwab, of Tompkinsville, Staten Island, have sold for Carl F. Grieshaber the dwelling at 59 Sherman Avenue, Tompkinsville, to Samuel M. D. Clark, the tenant

Broadway Store Building Sold Slawson & Hobbs have sold for Franwall, Inc., 3472 Broadway, on a lot 19.11x70, a three-story and basement store building, to an investor.

> Recorded Mortgages Downtown

Los Angeles to Have Hotel

TOP DESKS Los Angeles, Cal., is to have one of the largest hotels in the West, occupying two city blocks. A syndicate will build it immediately.

In Midtown Buildings

Hirsch & Friedman have leased the fifth floor at 6-8 West Thirty-second

Misses Nash & Kennedy have sold to Caleb Tucker Briggs, of Scarsdale, the Colonial home of Kirby Thomas, one of the most attractive homes in that on the colonial home of Kirby Thomas, one of the most attractive homes in that on the colonial home of Kirby Thomas, one of the most attractive homes in that on the colonial home of Kirby Thomas, one of the most attractive homes in that one of the colonial home of Kirby Thomas, one of the most attractive homes in that

Downtown

way
154TH ST, 518-20 W, s.s. 40x39.4; West 184th
St Constr Co to Barelay Holding Corpn, 217
Broadway; mice \$44,000; all llens; Mar 31; atty
J H Zieser, 217 Broadway.

Occupying Two City Blocks

BUSINESS CARDS

Desks and Office Furniture.

Carpet Cleaning

CAREFUL, CARPET CLEANING COMPANY.—
Cleans by compressed air, steam, hand or on
Soor. 419 Last 45th st. COE & BRANDT. Teles
phone 132 Murray Hill.

DIAMONDS AND JEWELRY BOUGH FOR CASH, estates appraised, purchased BENNETT, 175 Broadway, upstairs.

Multigraphers-Stenographers

Polish

DILLARD'S HIGH GRADE POLISH furniture, planes, 90 W. 134th at. Morning 6523

TYPEWRITERS RENTED

Talking Machines

FURNISHED ROOMS TO LET

igraphing, stenegraphy, typewriting; all hours, able. Coyne, 116 Nassau st. Beekman 473

Office Furniture
in great variety
of style and price
I. G. SELLEW

Construction and merger have been 111 FULTON ST. made possible through the underwrit-ing of S. W. Straus & Co. of a first mortgage serial bond issue for \$3,500,-000. The New California, which will be ready for occupancy February 1, 1920, will have an immense open-air swimming pool, complete gymnasium and facilities for all outdoor and in-door sports

Demand for Business Space

The basement store at 90-96 Wall Street to J. M. Buckner; the north store at 135-137 Park Row to Louis Moss; the ground floor at 6-10 Church Street to Tod Backe, and the store at 59A Ann Street to Joseph Pessecow.

Buys House at Mount Vernon Buys Thomas House at Scarsdale

Recorded Transfers

TRUST

5HEARMAN & STERLING, Attorneys for Executors, 55 Wall Street, New York City.

Dated, New York, the 18th day of No ember, 1918.

HENRY R. HOYT. Executor.

DALY, HOYT & MASON, Attorneys fo Executor, 15 William Street. Boroug of Manhattan, City of New York.

Sale of Bronx Business Site Ennis & Sinnott have resold to Salvator Pizza 1035 Intervale Avenue, a three story business building, on a lot 25x105. Peter Tisch was the broker. Lis Pendens

Classified Advertising LOST, FOUND AND REWARDS LOST BANKBOOKS

OST.—Bankbook No. 792,189 of the Union Dime Savings Bank is missing. Any per-on having a claim to it is hereby called in the present the same within ten days submit to having the said passbook can-lled and a new one issued.

HELP WANTED MALE

INSTRUCTION

LEARN TO PE A CHAUFFEUR.—Pleas produable work; day and evening classes for free booklet and vittor's pass. We Y. M. C. A. 317 West 57th st.

HELP WANTED MALE

Over 70 years' practice; all communications atrictly confidential; handbook on patents free on request; special facilities for office consultations, Minn & Co., patent attorneys, 611 Woolworth Building, New York,

BOY wanted, over 16 years; permanent position. Elco Gelatone Publication Corporation, 196 Seventh ave.

MEN'S NECKWEAR SALESMEN

YPEWRITERS RENTED
Non-visibles.
3 Menths, \$5.00 tup.
THE TYPEWRITER EXCHANGE.
10 Barelay St.
Tel. Barelay 4788.

SALESMEN to carry side line. Very big and fast seiling items. Handled by Department Stores. Drug Stores and Stationers. Hems soid from col-ored photos. Liberal commission. HY-NIL MFG CO., Revere, Mass.

SURROGATES' NOTICES I want energetic young men to handle live pro-sition in the automobile field; good commis-paid to men of merit. Room 1230, 70 5th av.

> TUG CAPTAIN 8 Hour Day Handling Floats \$190 MONTHLY

Same Conditions as Railroads APPLY YARD OFFICE, NEW YORK DOCK CO.

HELP WANTED FEMALE

BROOKLYN.

YOUNG LADY. ELL EDUCATED, WITH GOOD tion; good plain rook; \$50 B. Mass APPEARANCE, TO CALL ON mayor's Agency, 10 East 42d st., 2d floor. WELL EDUCATED, WITH GOOD BUSINESS HOUSES. LETTER OF COOK: CHAMBERMAID WAITEESS FIRE MAKE \$100 TO \$200 PER MONTH SELLING HOTEL CREDIT LET. COOK and waitress,

TERS. \$60 ADVANCED PER MONTH AGAINST COMMISSIONS.

TYPIST PREFERRED.

COOK; Norwegian; city only; spleeness. Miss McLoughlin Agricultural Agricultural Murray Hill 5971. HOTEL CREDIT LETTER CO., 505 5TH AVE.

BOOKBINDERS, GATHERERS AND COLLATERS, pasters, point feeders and girls to work around didnders; good pay and steady work. Tomhlins, Ma-indoe, 171-173 McDougal st., near 8th.

modern plant: A-1 conditions, steady work; Ge fles only. Howard Rush, Inc., 150 Biecker st.

GIRLS-GIRLS-GIRLS BRIGHT; CHANCE TO LEARN EMBROIDERY; Palais Embroidery Works, 33-35 West 46th St.

A. SULKA & CO.,

PHILIPS & SPERLING.

EXPERIENCE UNNECESSARY, EMPIRE STEAM LAUNDRY, 116 WEST HOUSTON. GRLS, HANDY WITH NEEDLE; GOOD PAY: LIGHT ARY WORKROOM, 44 HOURS, M. SCHNITZER & CO., 113 UNIVERSITY PLACE.

HELP WANTED FEMALE NECKWEAR! MEN'S

Experienced, for waist depart. ment; permanent position; good pay to right party. Fuchs & Gerber, 1387 B'way, Brooklyn.

See Mr. Ball, 3d Floor, Front,

WANTED.—Bathmaids. Apply housekeeps, Hose Gregorian, 42 West 35th st.

CHAUFFEUR-USEFUL.—Capable, amart pour lishman; \$400; country preferred; excellent receives. Miss Shea's Agency, 6 East 41st st. Morray Hill 6774.

PLUMBER'S HELPER (er-soldier) wishes she position. David Resniken, 1412 Wilkins sv.

CHAMBERMAID, excellent, would also like tion in private family: Al references Cotontal Employment Agency, 25 West 4 Phone 6388 Vanderbilt. FOOT OF MONTAGUE ST.,

experienced; excellent refe nessy's Agency, 860 6th ave.

FINISHERS, GOOD PAY; LIGHT AIRY WORK-ROOM; 44 HOURS. M. SCHNITZER & CO., 113 UNIVERSITY PLACE, CORNER 13TH.

HANDSEWERS ON MARABOU CAPES: GOOD PAY LIGHT AIRY WORKROOM 44 HOURS SCHNITZER, 113 UNIVERSITY PLACE, CORNER 13TH.

A. SULKA & CO.

SALESLADIES

TYPIST, experienced and rapid, in office of large firm.

346 Broadway.

SITUATIONS WANTED MALE

ENGINEER wishes position to take charge of a tory or refrigering plant. V. E. Tripp.

SITUATIONS WANTED FEMALE

ERRAND BOY, with reference. A. Cohen. 67 DOMESTIC SITUATIONS WANTED MALE

DOMESTIC SITUATIONS WANTED FEMALE

woman; excellent cook; since liss Hofmsyer's Agency, 10 Eac oor, Telephone S647 Murray Hill. HOUSEWORKER-Colored, young, very ne appearing; exceptionally competent; morni-time; spiendid references; 39. Mrs. Agency, 131 West 42d at. HOUSEWORKER (English Protestant

\$45; capable, well recommended day or count Miss Shea's Agency, 6 E, 41st at, Murray Hill 67 GIRLS TO CUT THREADS off silk underwear; steady work; good pay.

PHILIPS & SPERIING.

LADIES' MAID. French, very neat, capable, scientious; excellent seamstress; highly recommended; most destrable; \$40. Mason's Agency. West 42d st. Bryant 5633. LADY'S MAID, French, excell-

GIRLS-GIRLS-

NURSERY GOVERNESS, 3 years up work; excellent references. Miss Bureau, 366 5th at. 5244 Greeks. WAITRESS Neat, nice appearing well trained; very beat references, a ferred; \$50. Mrs. Mason's Agency, 1 Bryant 5033 WORKING housekeeper; middle-ag-sonal adult family; city. Miss Agency, 321 Madison Avenue. Mury

NURSERY GOVET, NESS.—Refined young Protestant; will take one or two growth \$50; suburbs preferred. Miss Shea's Ager 41st st. Murray Hul 6774.